

- ±32,000 SF AVAILABLE FOR LEASE
- NEW CONSTRUCTION - COMPLETED MAY 2026
- CLOSE PROXIMITY TO DOWNTOWN & JOHNSON COUNTY

1920

FOXTRIDGE DR

KANSAS CITY, KANSAS

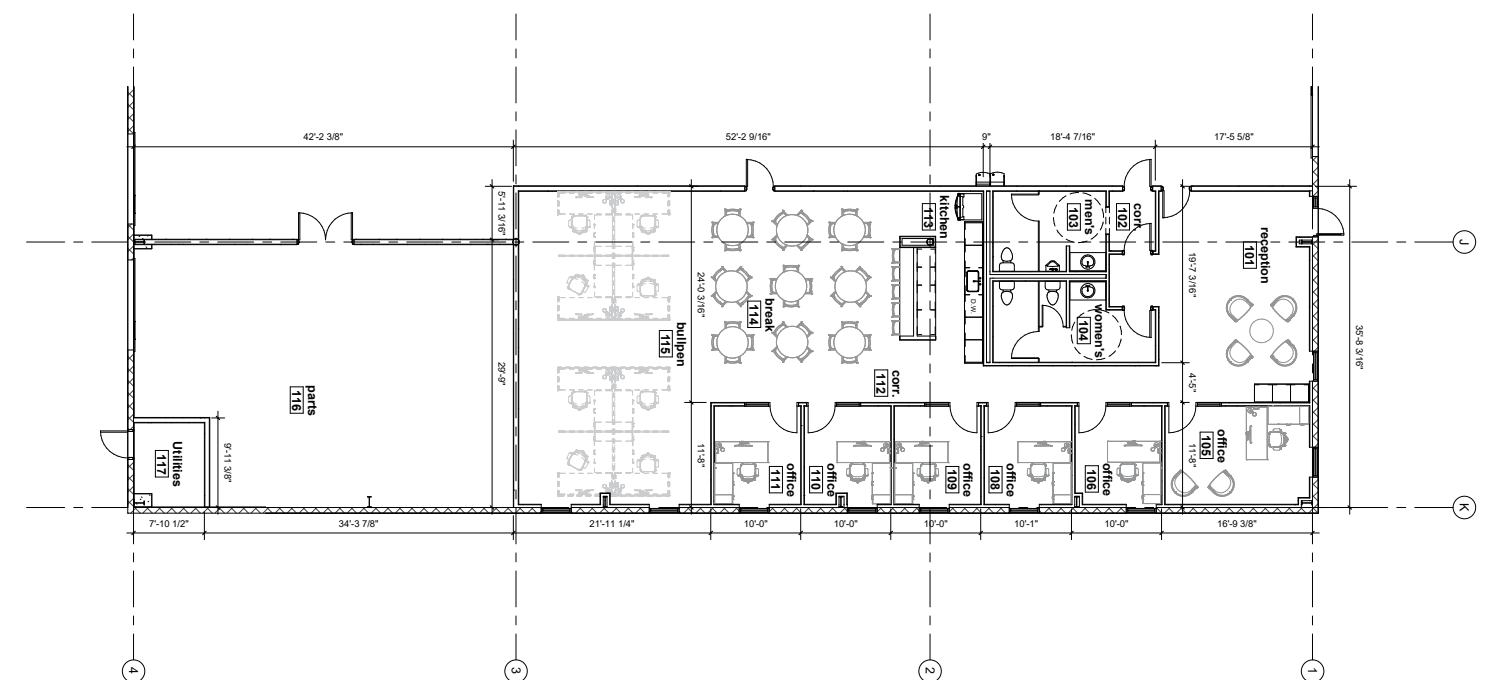
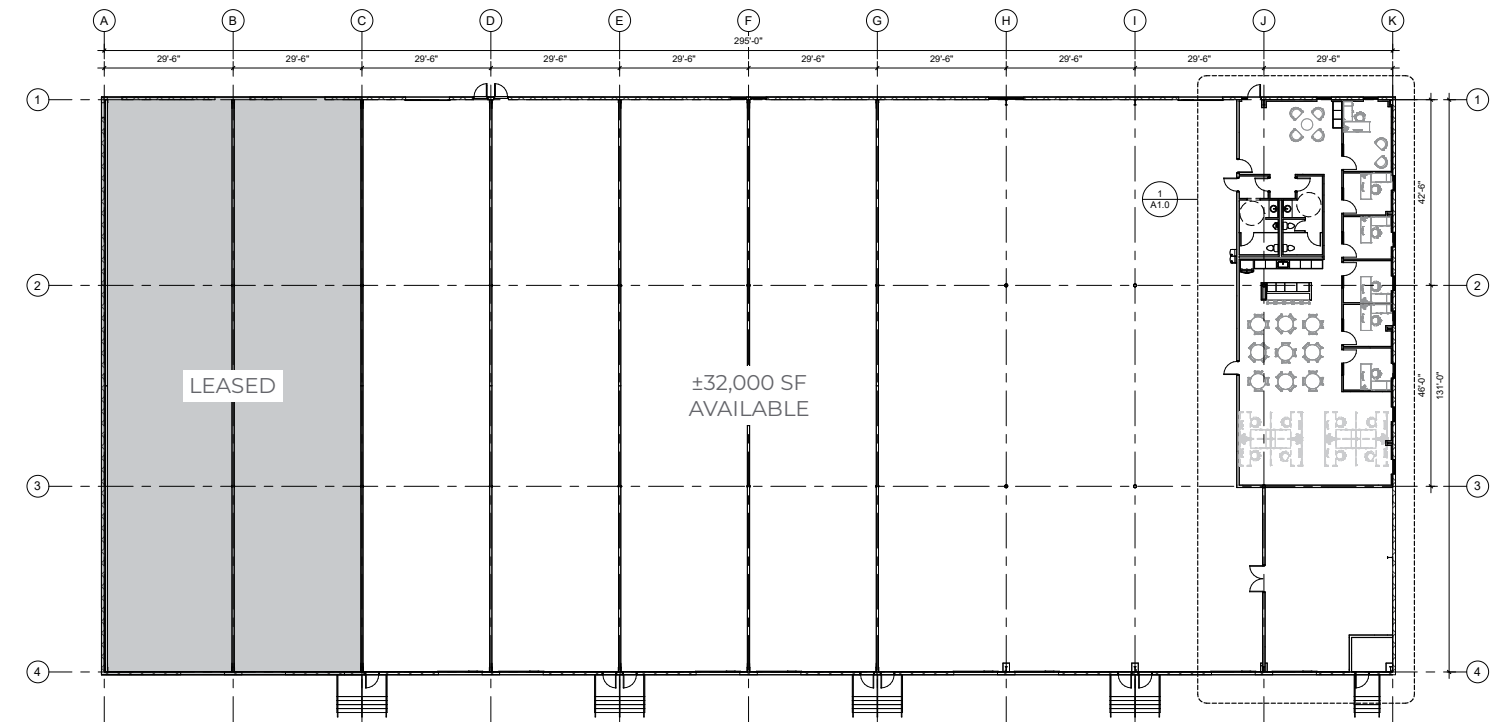


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±32,000 SF - LAMAR & I-35

BUILDING SIZE:	±32,000 SF (±3,164 SF of Office)
CLEAR HEIGHT:	20-21'
LOADING:	Eight (8) 8' x 9' Dock-high Doors Two (2) 12' x 14' Drive-in Doors, Auto-openers
NEW CONSTRUCTION:	Completed May 2026
OFFICE BUILDOUT:	See Proposed Speculative Office Floor Plan Potential for build-to-suit
HIGHWAY ACCESS:	Immediate Access to I-35 & Lamar
LEASE RATE:	\$7.25 PSF NNN
TAXES:	\$2.03 PSF*
INSURANCE:	\$0.31 PSF*
CAM:	\$1.00 PSF*

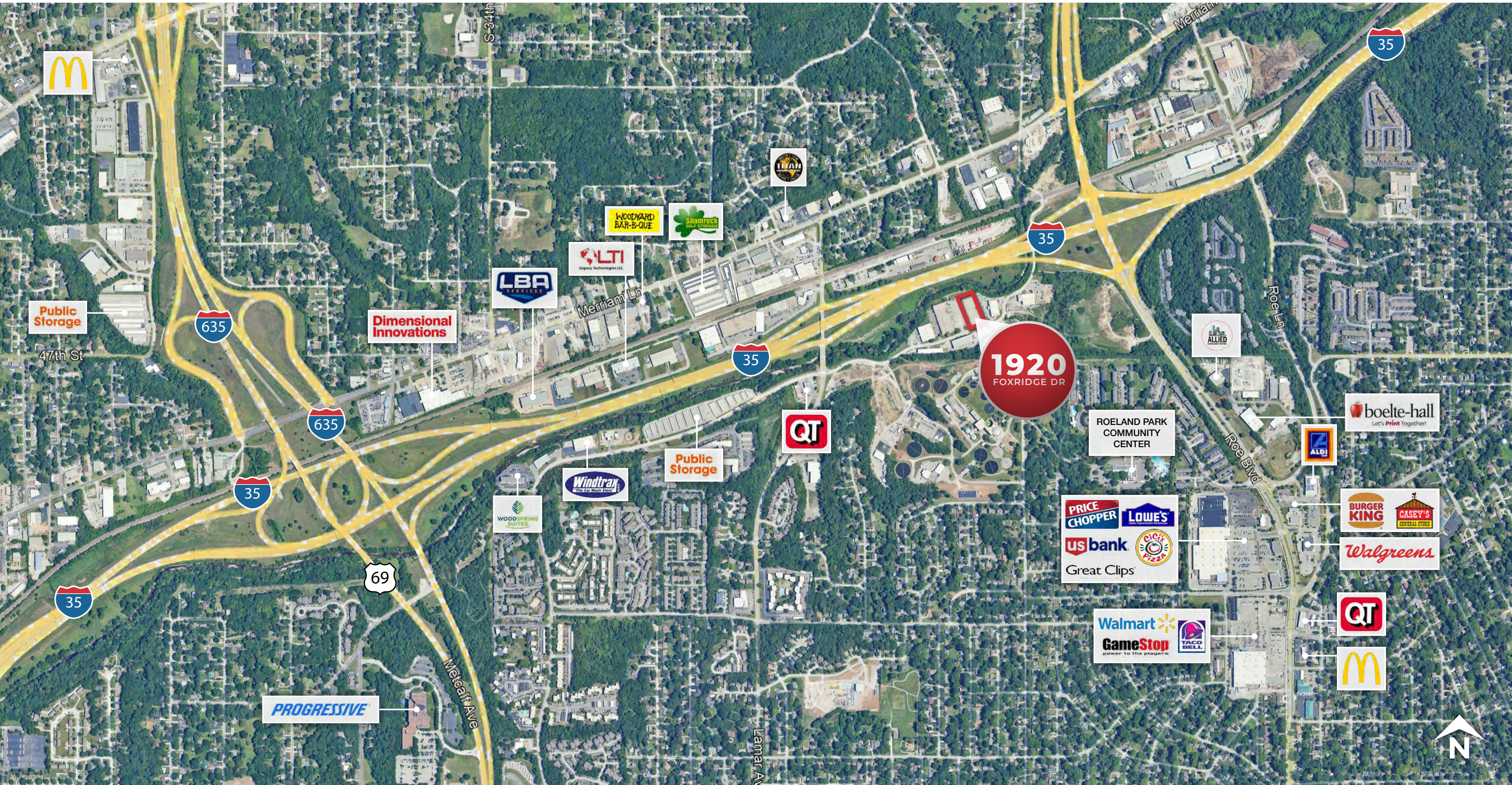
*Estimated based upon 2026 Budget, subject to variability.



Proposed Speculative ±3,164 SF Office Floor Plan

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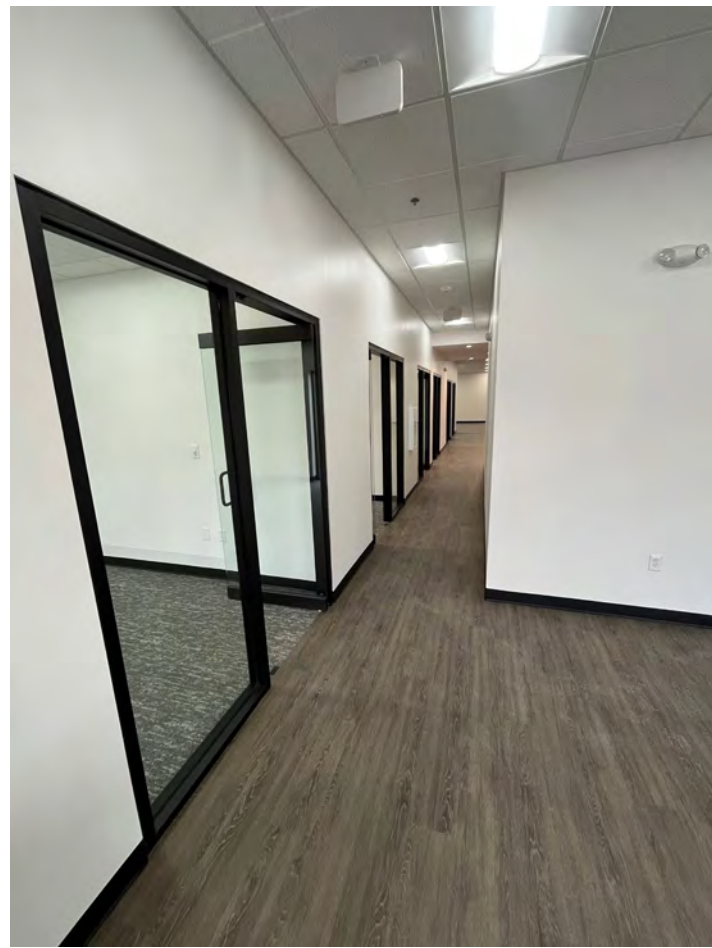
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±32,000 SF - LAMAR & I-35

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±32,000 SF - LAMAR & I-35

DRIVE TIMES

2 MINUTES
INTERSTATE 35

4 MINUTES
JOHNSON COUNTY

6 MINUTES
INTERSTATE 70

8 MINUTES
DOWNTOWN

NAI Heartland

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